



**Board of Commissioners of Cook County  
Minutes of the Business and Economic Development Committee**

**Wednesday, October 7, 2015**

**9:45 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**PUBLIC TESTIMONY**

Chairman García asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

1. George Blakemore, Concerned Citizen

**15-5735**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 09/08/2015

**A motion was made by Commissioner Moore, seconded by Commissioner Gainer, that the Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-4905**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, County Commissioner

**PROPOSED RESOLUTION**

**WRIGHT PROPERTIES LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Wright Properties LLC

**Address:** 12383 South Cicero Avenue, Alsip, Illinois, 60803

**Municipality or Unincorporated Township:** Alsip

**Cook County District:** 6

**Permanent Index Number:** 24-33-204-018-0000

**Municipal Resolution Number:** 2015-7-R-1

**Number of month property vacant/abandoned:** 23

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10 full-time, 10 part-time

**Estimated Number of jobs retained at this location:** 10 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 300 full-time, 147 part-time

**Estimated Number of construction jobs:** 15

**Proposed use of property:** Industrial- office, distribution and manufacturing

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real

estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Moore, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-5086**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, County Commissioner

**PROPOSED RESOLUTION**

**REPLOGLE GLOBES PARTNERS, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Replogle Globes Partners, LLC

**Address:** 125 Fencl, Hillside, Illinois

**Municipality or Unincorporated Township:** Hillside

**Cook County District:** 16

**Permanent Index Number:** 15-17-304-062-0000

**Municipal Resolution Number:** Resolution Number 15-04

**Number of month property vacant/abandoned:** Number of months vacant 15

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 35 full-time, 3 part-time

**Estimated Number of jobs retained at this location:** none

**Estimated Number of employees in Cook County:** not applicable



**Estimated Number of construction jobs:** three (3) - five (5)

**Proposed use of property:** Manufacturing, assembling and distribution of globes.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**This Resolution (Class 6B) Purchase for Value was recommended for approval**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-5133**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, County Commissioner

**PROPOSED RESOLUTION**

## **SCALETТА ARMORING CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Scaletta Armoring

**Address:** Building 1: 6800 S. Belt Drive & Building 2: 6750/6835 S. Belt Drive, Bedford Park, Illinois

**Length of time at current location:** 14 years

**Length of time property under same ownership:** 14 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** yes

**Age of the Property (Building):** Building 1: 43 years; Building 2: 24

**Municipality or Unincorporated Township:** Stickney

**Cook County District:** 11

**Permanent Index Number(s):** 19-19-116-056-0000; 19-19-301-005-0000; 19-19-301-007-0000; 19-19-301-018-0000

**Municipal Resolution Number:** Village of Bedford Park Resolution No. 14-013

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Obsolescence; Deterioration, Excessive Vacancies

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project: # full-time, # part-time:** None

**Estimated # of jobs retained at this location: # full-time, # part-time:** Building 1: 70; Building 2: 70

**Estimated # of employees in Cook County: # full-time, # part-time:** not applicable

**Estimated # of construction jobs: # full-time, # part-time:** none

**Proposed use of property: Industrial - Manufacturing:** Yes

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of



the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain is operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) SER be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-5144**

**Sponsored by:** TONI PRECKWINKLE, President and RICHARD R. BOYKIN, County Commissioner

## **PROPOSED RESOLUTION**

### **ANTONIO SANCHEZ CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Antonio Sanchez

**Address:** 134 South 5th Avenue, Maywood, Illinois

**Municipality or Unincorporated Township:** Maywood

**Cook County District:** District Number 1

**Permanent Index Number:** 15-11-148-024-0000

**Municipal Resolution Number:** Resolution Number R-2014-23

**Number of month property vacant/abandoned:** Eight (8) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** two (2) full-time, four (4) part-time

**Estimated Number of jobs retained at this location:** three (3) full-time, four (4) part-time

**Estimated Number of employees in Cook County:** not applicable

**Estimated Number of construction jobs:** five (5) to eight (8) construction jobs

**Proposed use of property:** commercial banquet hall

**Living Wage Ordinance Compliance Affidavit Provided:** No, not required for commercial properties

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that



new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 8) Purchase for Value be recommended for approval.**

**The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-4410**

**Sponsored by:** TONI PRECKWINKLE, President and JOHN P. DALEY, County Commissioner

#### **PROPOSED RESOLUTION**

#### **UNITED MAINTENANCE WELDING & MACHINING COMPANY CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** United Maintenance Welding & Machining Company

**Address:** 5252 West 73rd Street, Bedford Park, Illinois 60638

**Length of time at current location:** 20 Years

**Length of time property under same ownership:** 20 Years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 48

**Municipality or Unincorporated Township:** Bedford Park

**Cook County District:** 11

**Permanent Index Number(s):** 19-28-101-015-0000

**Municipal Resolution Number:** 15-007



**Evidence of Economic Hardship: Yes**

**Number of blighting factors associated with the property:** (3)-Excessive Vacancy, Deterioration, Obsolescence

**Has justification for the Class 6b SER program been provided?: Yes**

**Estimated # of jobs created by this project:** 8 full-time, 3 part-time

**Estimated # of jobs retained at this location:** 12 full-time, 7 part-time

**Estimated # of employees in Cook County:** 12 full-time, 7 part-time

**Estimated # of construction jobs: N/A**

**Proposed use of property: Industrial - Manufacturing:** Tubing for construction companies and repair for steel industries

**Living Wage Ordinance Compliance Affidavit Provided: Yes**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain is operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and

the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Moore, that this Resolution (Class 6B) SER be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**15-4810**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

**PROPOSED RESOLUTION**

**CABOT II-IL1W01 LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Cabot II-IL1W01 LLC

**Address:** 2500-2540 East Devon Avenue, Elk Grove Village, Illinois 60007

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-35-404-068-0000; 08-35-404-069-0000; 08-35-404-070-0000; 08-35-404-071-0000

**Municipal Resolution Number:** 14-14

**Number of month property vacant/abandoned:** 14

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION (Vacant for more than 12 months but less than 24 months - No Purchase for Value) Justification:** Yes

**Estimated Number of jobs created by this project:** 11 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 57 full-time, 70 part-time

**Estimated Number of employees in Cook County:** 57 full-time, 70 part-time



**Estimated Number of construction jobs: 35**

**Proposed use of property:** Industrial- third-party logistics

**Living Wage Ordinance Compliance Affidavit Provided: Yes**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS**, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS**, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

**WHEREAS**, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Schneider, that this Resolution (Class 6B) No Purchase for Value TEERM be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

**Sponsored by:** TONI PRECKWINKLE, President and GREGG GOSLIN, County Commissioner

**PROPOSED RESOLUTION**

**7550 OAK PARK LLC OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** 7550 Oak Park LLC or its Assignee

**Address:** 634 Glenn Avenue, Wheeling, Illinois 60090

**Municipality or Unincorporated Township:** Wheeling

**Cook County District:** 14

**Permanent Index Number:** 03-11-305-013-0000; 03-11-305-014-0000; 03-11-305-015-0000; 03-11-305-016-0000; 03-11-305-017-0000

**Municipal Resolution Number:** 15-75

**Number of month property vacant/abandoned:** 20

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 14 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 126 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 126 full-time, 0 part-time

**Estimated Number of construction jobs:** 20

**Proposed use of property:** Industrial-manufacturing facility and corporate office

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify



finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval.**

**The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Gainer, Moore, Schneider and Steele (7)

**Absent:** Commissioner Butler (1)

#### **ADJOURNMENT**

**A motion was made by Commissioner Arroyo, seconded by Commissioner Schneider to adjourn the meeting.**

Respectfully submitted,



Chairman



Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>

James B. Allen